

Kakaako Connection

Vol. 19, No. 1 July 1997

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



STATE LEGISLATURE APPROPRIATES OVER \$48 MILLION FOR KAKAAKO INFRASTRUCTURE IMPROVEMENTS AND PLANNING

The 1997 State Legislature appropriated \$48,650,000 in Capital Improvement Projects (CIP) funds to the Hawaii Community Development Authority (HCDA) to pay for infrastructure improvements in the Kakaako District, as well as planning studies for the Kakaako waterfront and for the new Pohukaina Elementary School. States HCDA Executive Director Jan Yokota, "The funds appropriated to the HCDA will help the Authority to continue to develop Kakaako as a new, dynamic urban neighborhood to accommodate a wide spectrum of activities and commerce. The planning and infrastructure improvements will allow us to realize our vision for Kakaako's Makai Area and the development of the school/housing complex will create a town center or focal point for the Kakaako community. The Authority appreciates the continued support of the State Legislature."

The HCDA CIP appropriations include:

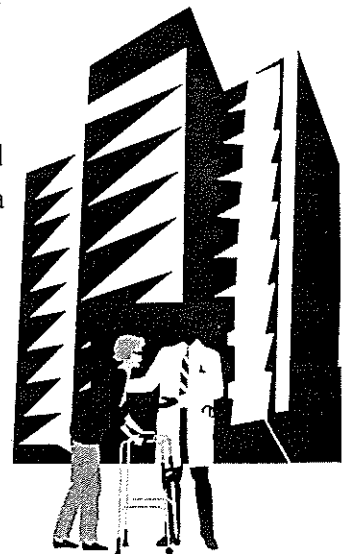
- **\$11.1 million for realignment and infrastructure improvements to a portion of Kamakee Street, from Queen Street to Kewalo Basin.** This project will complete the installation of the last major drainage system in the Mauka portion of Kakaako. It will improve traffic circulation in Kakaako and create a direct link between Ala Moana Beach Park and Kakaako by construction of a four-way signalized intersection at Ala Moana Boulevard and Ala Moana Park Road.
- **\$36.3 million for extension of Ward Avenue and Punchbowl and South Streets into the Kakaako Makai Area.** This project will greatly facilitate development of Makai Area lands and

Continued on Page 4

HCDA ADOPTS INCENTIVES TO SPUR DEVELOPMENT OF CERTAIN COMMUNITY SERVICE FACILITIES

The Hawaii Community Development Authority recently approved changes to Kakaako's development rules that provide incentives for the development of certain community services such as nursing facilities, assisted living administration functions and related ancillary facilities in assisted living projects in Kakaako's Mauka Area. If these amendments are approved by Governor Ben Cayetano, developers of such community service uses will be granted a density bonus up to a maximum floor area ratio (FAR) of 0.3, similar to the incentive currently in place for the development of industrial projects. The amendments will also exempt such uses from the public facilities dedication requirement.

The community services amendments were proposed because of the broad need for community services in Kakaako. The demand for assisted living facilities is expected to grow substantially due to emerging trends in demographics and social services. The Authority held a public hearing on the proposed amendments on June 4 at which time several members of the development community expressed their support of the HCDA's recommended changes. The amendments are intended to provide incentives for the development of nursing facilities, although other ancillary functions may also qualify. However, the ancillary function that qualify for the incentives are limited to no more than one-third of the area of the skilled nursing facility.



**Inside
Connection...**

■ **THE LATEST UPDATES ON INFRASTRUCTURE
CONSTRUCTION IN KAKAAKO...**
PAGES 2 & 3

■ **A KAKAAKO COMMERCIAL PHOTOGRAPHER
TALKS ABOUT HIS CRAFT...**
PAGE 3

Kakaako NEWS Briefs

NEW AUTHORITY MEMBER APPOINTED

Architect James K. Tsugawa has been appointed by Governor Ben Cayetano to serve as a member of the Hawaii Community Development Authority. Tsugawa, President and owner of James K. Tsugawa & Associates, will fill the seat left vacant with the resignation of HCDA board member Jan Sullivan. Tsugawa, a member of the American Institute of Architects, will serve a four-year term. HCDA board member Michael Kawaharada was also reappointed to serve a second four-year term.

NEW MEETING LOCATION

The next meeting of the Ala Moana/Kakaako Neighborhood Board No. 11 will be held on Tuesday, July 22, 1997, at 7:00 p.m. at the Makiki Christian Church. The facility is located at 829 Pensacola Street, across from McKinley High School, midway between Kapiolani Boulevard and South King Street. Parking is available by turning into the front entrance or by making a left turn on Rycroft Street to the back entrance.

KONA STREET ROAD WORK

Hawaiian Electric Company, Inc. (HECO) is continuing construction of an underground electrical system in a portion of Kakaako on Kona Street, between Kamakee and Keeaumoku Streets. The Department of Health has granted HECO a noise variance to perform the work during the evening hours due to the heavy traffic on Kona Street during the daylight hours. The tentative evening hour schedule for the Kakaako portion of the project (extending along Kona Street from HECO's Kewalo Substation and crossing the intersections with Pensacola and Piikoi Streets) is from 7:00 p.m. to 3:00 a.m., Monday to Saturday for the period from July 7 to November 26, 1997. Night work for the area between Piikoi and Keeaumoku Streets (fronting the Ala Moana Shopping Center) will take place from 9:00 p.m. to 5:00 a.m., Monday to Saturday, from the present to November 26, 1997. The contract will attempt to minimize the noise emanating from the project during the evening work hours.

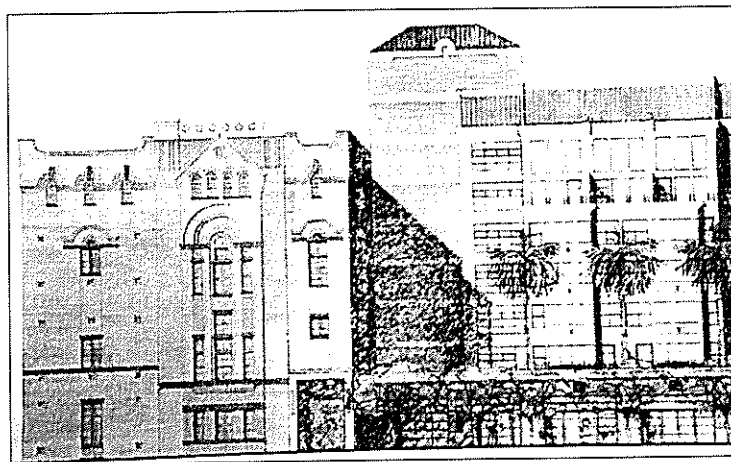
ALA MOANA SEWAGE PUMPING STATION PROPOSALS

In response to the HCDA's request for development proposals, three developers have submitted development scenarios for the former Ala Moana Sewage Pumping Station. The developers will make formal presentations to the Authority at the HCDA's July 9 meeting and the board

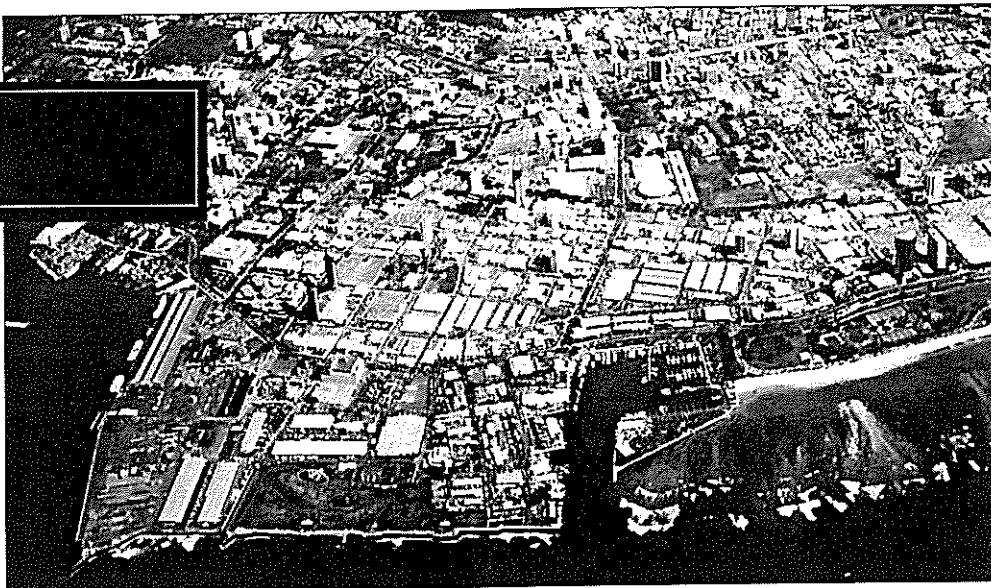
will make a selection after consideration is given to the proposals. The pumping station, located on a one-acre parcel at Keawe Street and Ala Moana Boulevard in Kakaako, was erected in 1900 to serve as Honolulu's first waste disposal facility. The station was retired in 1955 and it was designated as a historic site in 1978. Development proposals for the Ala Moana sewage pumping station were submitted by: The Weiser Companies Inc., Amsberg & Amsberg Inc., and Construction Management & Development Inc.

HONUAKAHA COMPLEX GARNERS AWARD

The Historic Hawai'i Foundation recently presented its 1996-97 Historic Preservation Honor Award to the HCDA's Honuakaha Affordable Housing Complex. This project includes 243 affordable housing units and, as the cornerstone of the Honuakaha, the historic Royal Brewery structure (also known as the American Brewery Building) was renovated. The brewery structure now houses the Kakaako Senior and Community Center and provides commercial office space. In presenting the award, the Foundation recognized the "careful exterior and interior restoration of an important and historically significant building". CJS Group Architects Ltd. designed the brewery structure renovation.



Honuakaha



IMPROVEMENT DISTRICT 4 PROJECT UPDATE

Construction is continuing on the next phase of the Improvement District 4 (ID-4) Project on the Ewa side of Kamakee Street (between Queen and Kawaiahao Streets). Work is also in progress along the makai side of Kawaiahao Street, just Ewa of Kamakee Street. The current phase of ID-4 construction is scheduled to take about two months to complete, if no unforeseen problems or underground obstacles are encountered. Work on Kamakee Street will involve the installation of electrical conduits and drain pipes and the restoration of sidewalks and placement of the first layer of roadway asphalt. On the segment of Kawaiahao Street, contractors will install an electrical manhole, conduits and a catch basin, and the sidewalk and roadway will be restored.

HCD Director of Planning and Development Alex Achimore states that all businesses on Kawaiahao Street are open for business but that access to the segment of Kawaiahao Street will be limited during this phase of construction. He advises the public and visitors to use Cummins Street and Ward Avenue to access or exit businesses located on Kawaiahao Street. "We want to thank all the businesses and residents for their continued cooperation and patience, and we advise the public to use care when traveling in the construction areas," Achimore said.

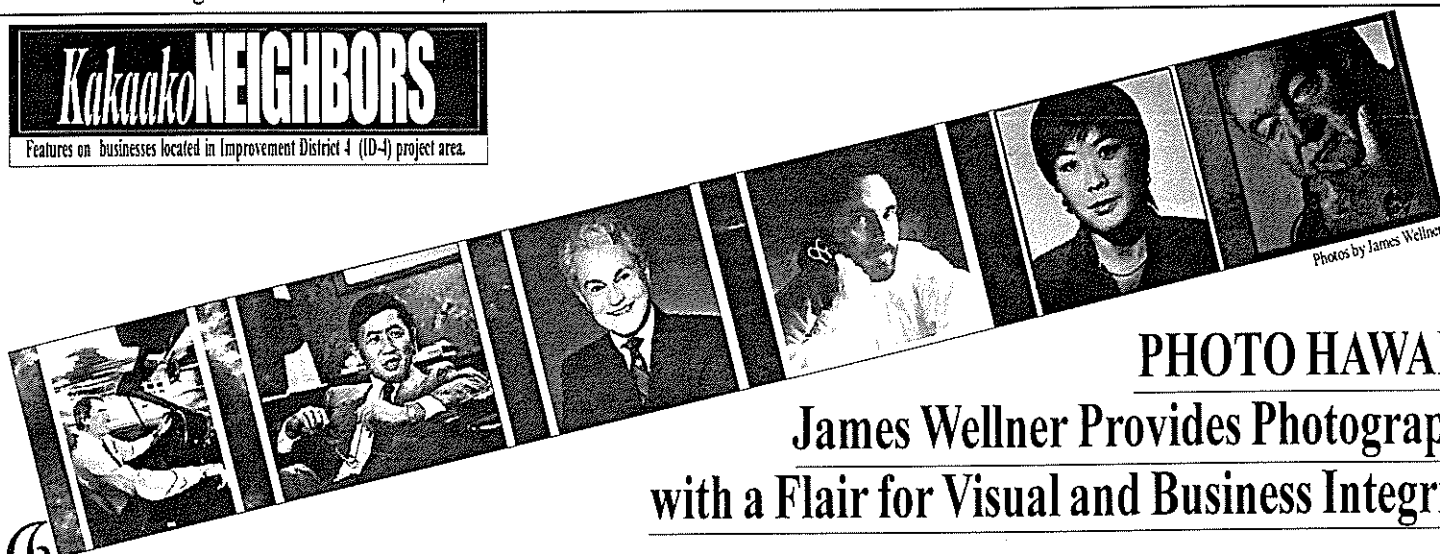
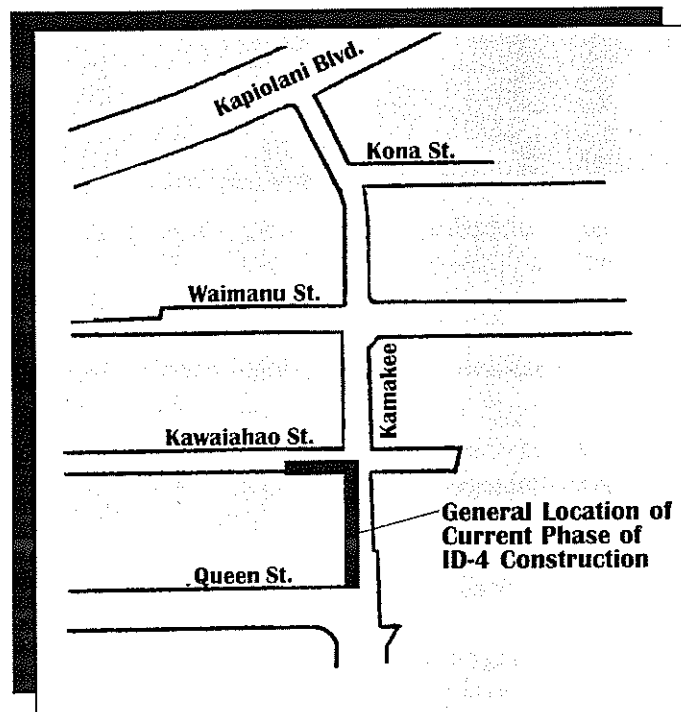


PHOTO HAWAII: James Wellner Provides Photography with a Flair for Visual and Business Integrity

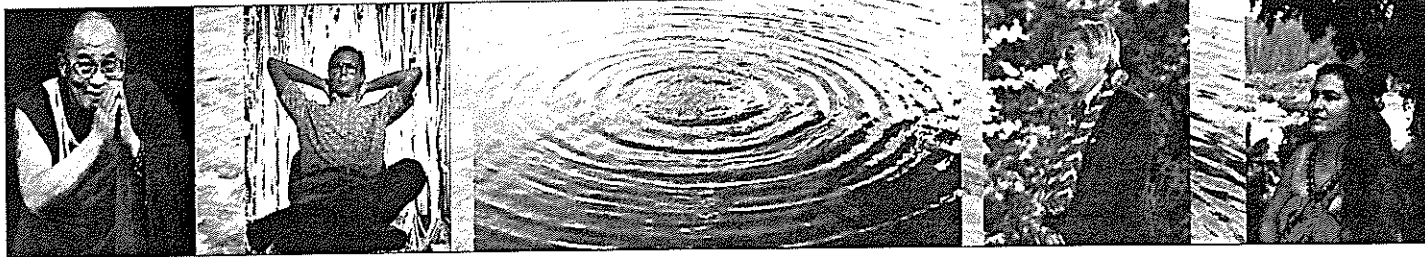
GIt takes talent and artistry to capture the true essence and persona of a human being in a still photograph. A look at the work of James Wellner confirms his skills in this area. As a commercial photographer, Wellner successfully applies his expertise in science and art to produce photographs that give pleasure, satisfaction and interest to his clients. For the past 14 years, Wellner's business, Photo Hawaii (located on Kamakee Street in Kakaako), has provided editorial photographic services for Hawaii's major publications, as well as for corporate, industrial and business projects. Wellner has a well-earned reputation for his visually stimulating "head shots" or people photographs. Some of his more recognizable subjects have included: the Dalai Lama, the Emperor of Japan, political leaders (Joanne Yukimura, John Henry Felix, Hannibal Tavares and the late State Senator Richard Matsuura), business and community representatives and

other notables. Wellner came to Hawaii with an arts background and a degree in landscape architecture. After working for a short time in landscape architecture, he sought a more "engaging" profession, one that he would want to do for the rest of his life. He recalls, "I realized that I'm a very visual person as opposed to a literal, verbal or mathematical type of person. I like photography because it represents art and science coming together. The technical side of it involves the mechanism, the chemistry and what's possible with the camera and the computer. You're using the machine to create something aesthetic."

Having done advertising, fashion and real estate photography, Wellner has found a niche and realized that his strength and talent is in taking pictures of people. He explains, "When you do advertising

Continued on Page 4

JAMES WELLNER'S PHOTO HAWAII (Continued from Page 3)



(photography), you're telling a story for money. Editorial (photography) is more factual. You're depicting more of the truth or 'what is'. I find myself doing a lot of people and the way that I work is to put people at ease. This demystifies the business. I try to get people to relax because when they relax they look their best. I also get my satisfaction from doing my personal work."

Wellner's personal work involves a computer system that allows him to manipulate images or photographs. After he takes a photograph on film, he converts the image to a photo compact disc (CD). The photo CD is used to input information into the computer where Wellner can retouch, enhance, alter, add to and subtract from any portion of the photo image. An example is a photograph of a building Wellner photographed on Dillingham Boulevard. Because the client wanted a Christmas image, Wellner changed the colors of the blue building to one with green and red hues. The end result was an image that more resembles a painting than a photograph. Another on-going project is an attractive and evocative series of small neighborhood storefronts that Wellner is working on. He says, "The computer has expanded my work graphically because it has broadened my limits. I'm not stuck inside a camera anymore. I use the

camera as a sampling device and I can change it from there. Even in my commercial business, I can use the computer to some degree for retouching and compositing. The technology offered by the computer takes away the physical restraints of a reality that we're used to. At this point in history, it's a new way of dealing with images."

In the competitive field of commercial photography, Wellner attracts his clients through direct-market advertising, word-of-mouth and reputation, and by direct phone solicitation. He sees clients by appointment only (his telephone number is 596-8109) and has become more selective over the years. He adds, "If it's a really interesting project, then the money is secondary. My goal is to produce work that is satisfying to me and that gives pleasure and joy to other people. I want to be able to keep doing this for a long time and to get better at it. 'I get a lot of satisfaction from my work. The photography part is only a relatively small part of this business. There's a lot of politics and business involved in photography. But I get the most satisfaction out of taking and making images. I always guarantee a picture that I take. If the client doesn't like it, they can come back and I'll take it again. I like to do good work and to try to maintain my artistic integrity. That's what makes me happy.'"

LEGISLATURE FUNDS KAKAOKO IMPROVEMENTS AND PLANNING (Continued from Page 1)

redevelopment of the Kewalo Basin waterfront area. It entails the connection of Ward Avenue to Ilalo Street, infrastructure improvements on Ilalo Street, and connections to South and Punchbowl Streets. New and widened roadways will improve services to State-owned properties, provide added capacity for future private development, and enhance safety for commuters, residents and pedestrians in the surrounding area.

- \$1 million for development studies for the Kakaako Makai Area. These studies will include a real estate development strategy for State-

owned Makai Area lands, a master plan and first phase construction documents for public use areas and facilities, and a feasibility analysis regarding developing an aquarium in the Makai Area.

- \$250,000 for planning and design of a new elementary school/housing/park complex in Kakaako. HCDA is studying the feasibility of developing a mixed-use project on the site of the former Pohukaina School. This project would incorporate a new elementary school with affordable rental housing and improvements to Mother Waldron Park.

THE KAKAOKO CONNECTION

is a publication produced by the
**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

Benjamin J. Cayetano
Governor

Lynne Waters
Chair

Members
Earl Anzai
Sam Callejo
Kazu Hayashida
Michael K. Kawaharada
Lori Ann Lum
Gary Mijo
Brian Minaai
G.A. "Red" Morris
Seiji Naya
James K. Tsugawa

Jan S. Yokota
Executive Director



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 599-2613
e mail: hcda@gte.net
<http://www.hawaii.gov/hcda>

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 1223